



Brisbane Drive
Stapleford, Nottingham NG9 8ND

A THREE BEDROOM SEMI DETACHED
HOUSE.

Offers Over £180,000 Freehold



A THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN IN A READY TO MOVE INTO CONDITION.

What sets this property apart from many within this popular cul de sac is the larger than expected rear gardens which have a great sunny aspect with patio, lawn and a grapevine arch leading through to a secret garden which offers a private place to unwind with a timber constructed bar/summerhouse.

The property benefits from central heating and double glazing and comprises entrance hall which gives access to all ground floor rooms, with living room at the front, kitchen, and bathroom with modern suite. An open tread staircase from the living room leads to the first floor landing which in turn provides access to three well proportioned bedrooms.

Situated in a cul de sac, the property has a forecourt providing off-street parking and a shared driveway which runs along the side of the property to a single garage.

Situated in this popular residential suburb of Stapleford, with easy access to local amenities including parks and open space, regular bus service and nearby parade of shops, which includes a Co-Op. The town centre of Stapleford is less than a mile away with a variety of shops and facilities including an Aldi supermarket. For those wishing to commute, the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, Beeston, Nottingham University and QMC are all a short drive away.

This property would make an ideal first time purchase and we recommend an early internal viewing.



ENTRANCE HALL

Double glazed entrance door, doors to living room, kitchen and bathroom.

LIVING ROOM

15'11" x 13'0" (4.86 x 3.97)

Radiator, open tread staircase to the first floor, double glazed window to the front.

KITCHEN

9'5" x 8'8" (2.88 x 2.66)

Incorporating a range of fitted wall, base and drawer units with roll edge work surfacing and inset single bowl sink unit with single drainer. Electric cooker point, plumbing for washing machine and appliance space. Cupboard housing floor mounted gas boiler (for central heating and hot water). Double glazed window and door to the rear.

BATHROOM

Incorporating a modern white three piece suite comprising pedestal wash hand basin, low flush WC and panel bath with electric shower over. Partially tiled walls, radiator and double glazed window.

FIRST FLOOR LANDING

Doors to bedrooms.

BEDROOM ONE

12'6" x 9'8" (3.83 x 2.95)

Radiator, double glazed window to the front.

BEDROOM TWO

11'9" x 9'2" (3.6 x 2.8)

Built-in airing cupboard with hot water cylinder, radiator, double glazed window to the rear.

BEDROOM THREE

8'3" x 6'4" (2.53 x 1.95)

Radiator, double glazed window to the rear.

OUTSIDE

There is a semi open plan forecourt to the front which provides off-street parking. There is a shared driveway at the side of the property which leads to further off-street parking in front of the single garage. There is a gate leading to the rear garden. The rear garden is of a generous size

with patio, lawn flanked with bedding and further along the garden can be found a grapevine arch which leads through to a secret garden mainly gravelled with shrubs, patio area (great for BBQ) and a purpose built timber constructed cabin bar/summerhouse. (Available by separate negotiation)

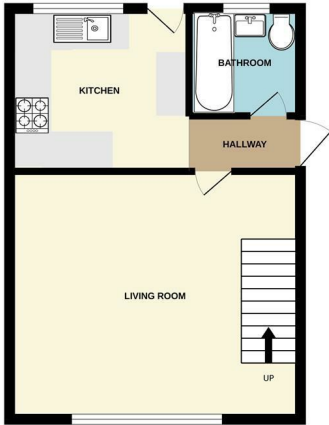
DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, at the Roach traffic lights turn left onto Church Street. Follow the road along taking the right fork onto Hickings Lane. Take the third left onto Melbourne Road and first right onto Brisbane Drive and the property can be found on the right hand side identified by our For Sale board.

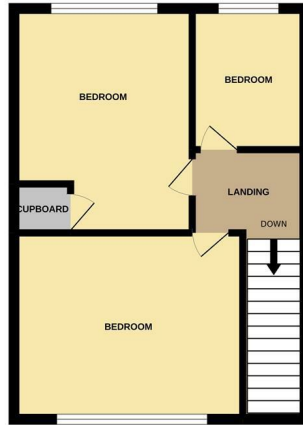
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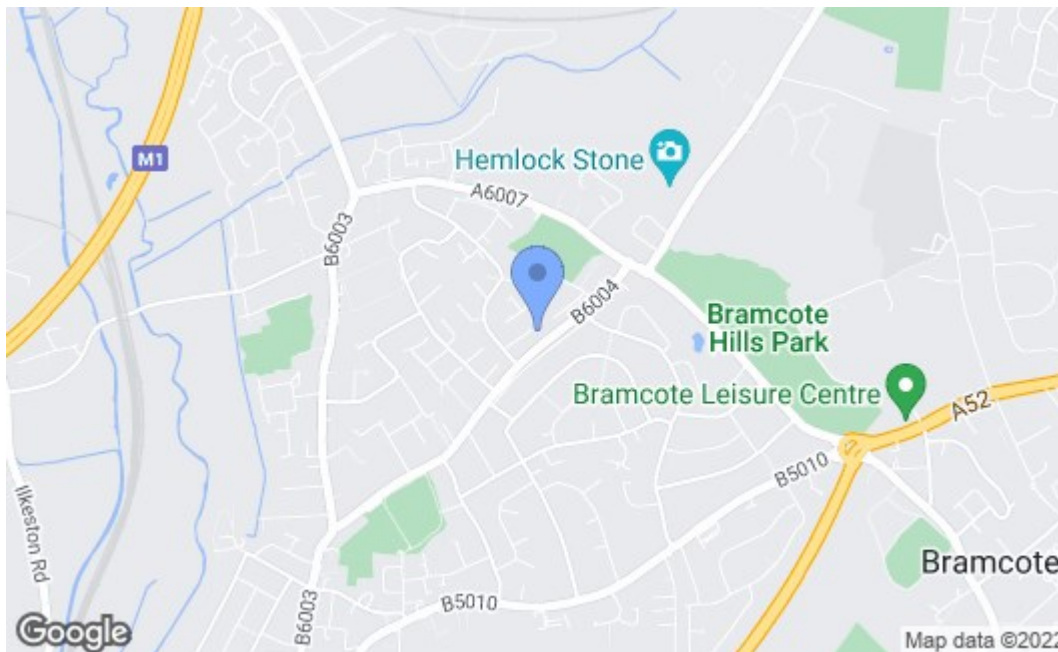
GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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